

Prepared by and  
Return to: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

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BK 338 PG 39  
W.E. DAVIS CH. CLK.

KIMBERLIN, INC.,

Grantor

TO

BILLY W. COZART, ET UX,

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **KIMBERLIN, INC.**, do hereby grant, bargain, sell, convey and warrant to **BILLY W. COZART and wife, BARBARA A. COZART**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 32, Section "A", Northwood Hills Subdivision, located in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 58, Pages 22-24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 58, Pages 22-24, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1998 and all subsequent years.

Taxes for the year 1998 are being pro-rated on an estimated basis as part of this closing. Grantor shall be liable to Grantees for any unpaid portion of said pro-rata taxes which may be determined upon publication of those taxes. Taxes for the year 1999 and all subsequent years are to be the responsibility of Grantees, their heirs and/or assigns.

Possession of said real property shall be given to Grantees upon delivery of this Deed.

Witness our signature, this the 11<sup>th</sup> day of August, 1998.

KIMBERLIN, INC.

BY:

JIM KIMBERLIN - President

Kimberlin, Inc.  
695 Fairway Drive  
Hernando, MS 38632  
Office: (601) 429-1231

Mr. and Mrs. Billy W. Cozart  
371 Northwood Hills Dr.  
Hernando, MS 38632  
Home: (601) 429-9630  
Work: ( ) Retired

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, **JIM KIMBERLIN**, acting in his capacity as **President** of **KIMBERLIN, INC.**, who acknowledged that he signed and delivered the above and foregoing **WARRANTY DEED** in such capacity as the free and voluntary act and deed of **KIMBERLIN, INC.**, on the day and date mentioned therein and for the purposes therein expressed, he being first duly authorized so to do.

Given under my hand and official seal of office, this the 11<sup>th</sup> day of August, 1998.

William F. Hagan  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
September 23, 2000

